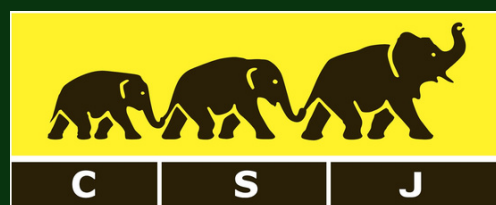




Rutherford Court Colliers Wood, SW19 2NS

Freehold Block of 11 Apartments
Potential for additional units STP - Investment Opportunity

A fully let residential portfolio located in SW19
Data Room Available on request



Description

Freehold residential investment opportunity comprising 11 apartments (8 x 1 bedroom & 3 x two bedroom)

Units 10 & 11 were constructed and completed in 2021

There is scope subject to further planning to add additional units

The property is currently let producing £222,600

All occupants on ASTs and fully compliant with certificates in place for gas, electricity, deposits & epcs

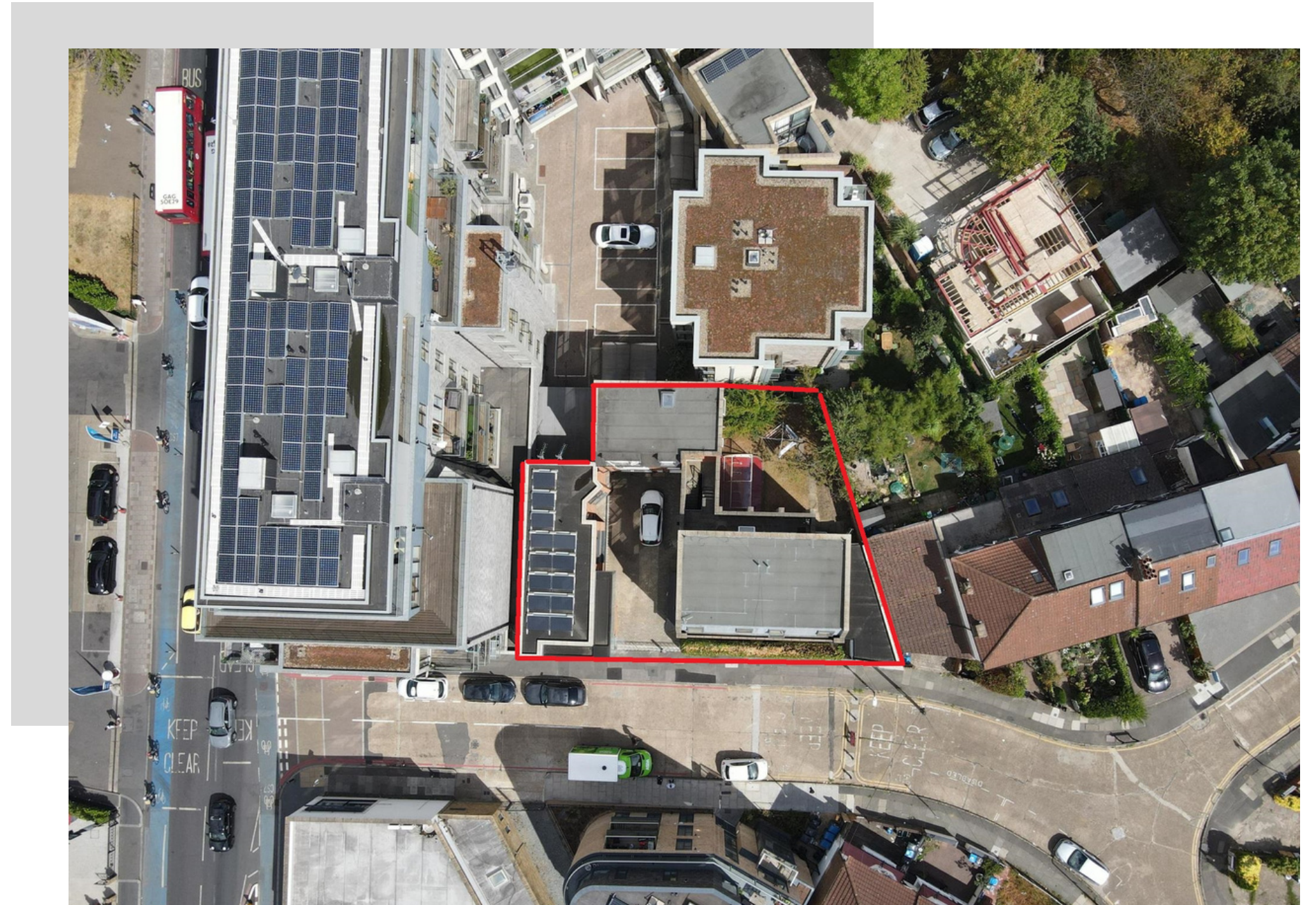
A data room is available on request with all information

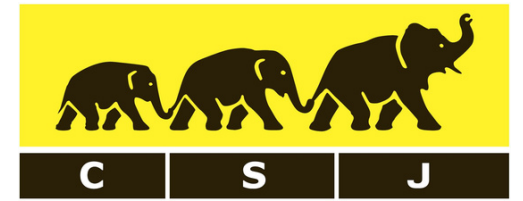
Location

The property is situated just behind Colliers Wood underground station offering immediate access to Northern Line services into Central London.

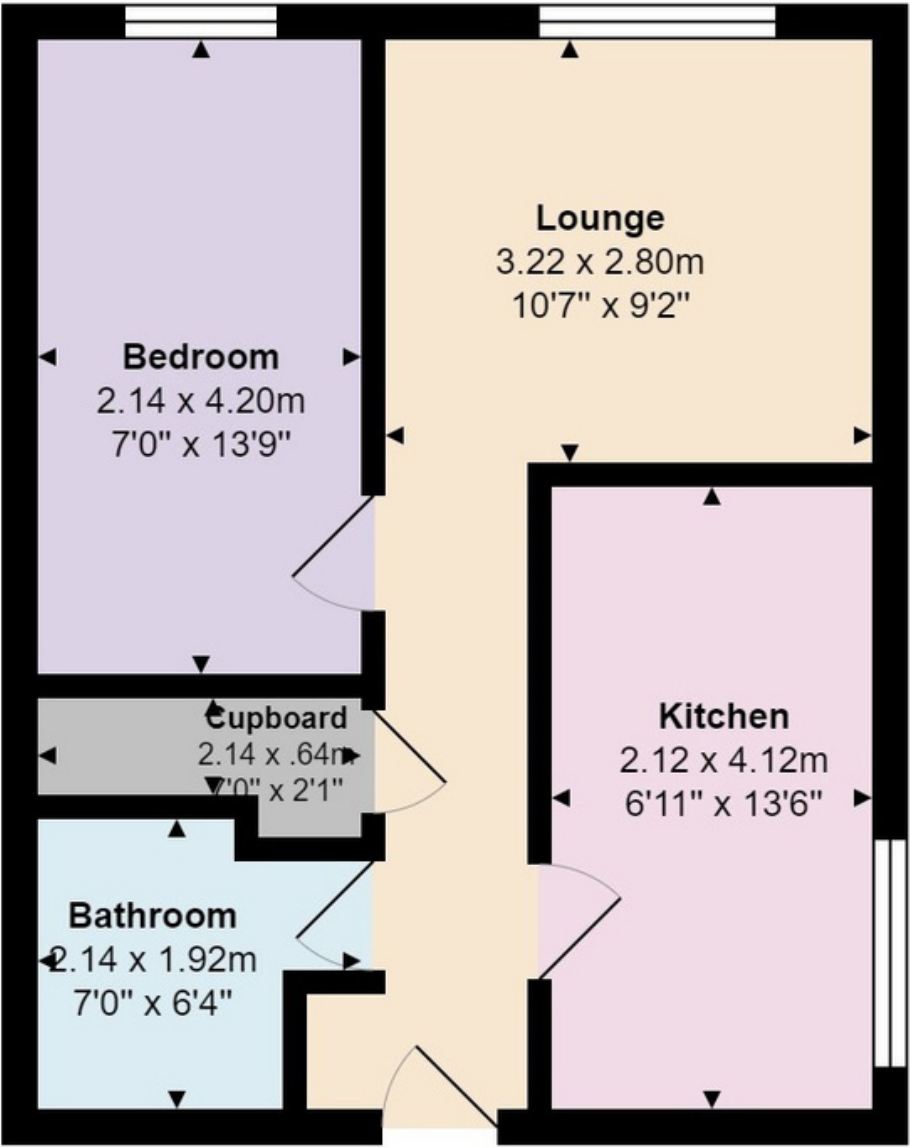
Central Wimbledon is just over a mile and Tooting Broadway even less

both locations provide a wide range of independant and national retailers including bars and restaurants making this a real hotspot for tenants with the client confirming he never has void periods when tenants vacate





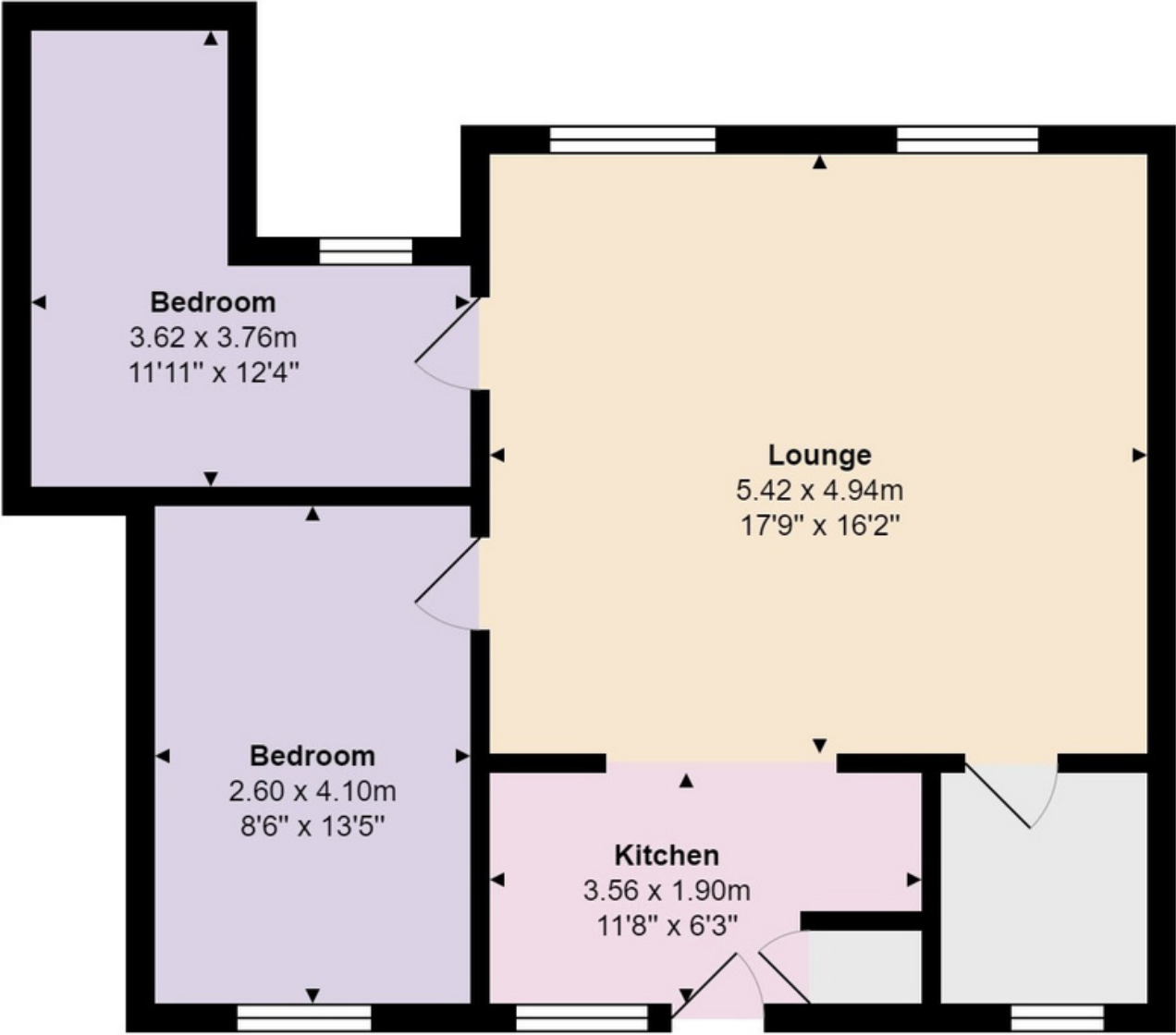
Flat 1, Rutherford Court, Valley Gardens, SW19 2NS



Total Area: 39.1 m² ... 421 ft²

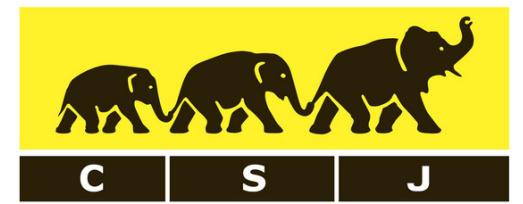
All measurements are approximate and for display purposes only

Flat 2, Rutherford Court, Valley Gardens, SW19 2NS

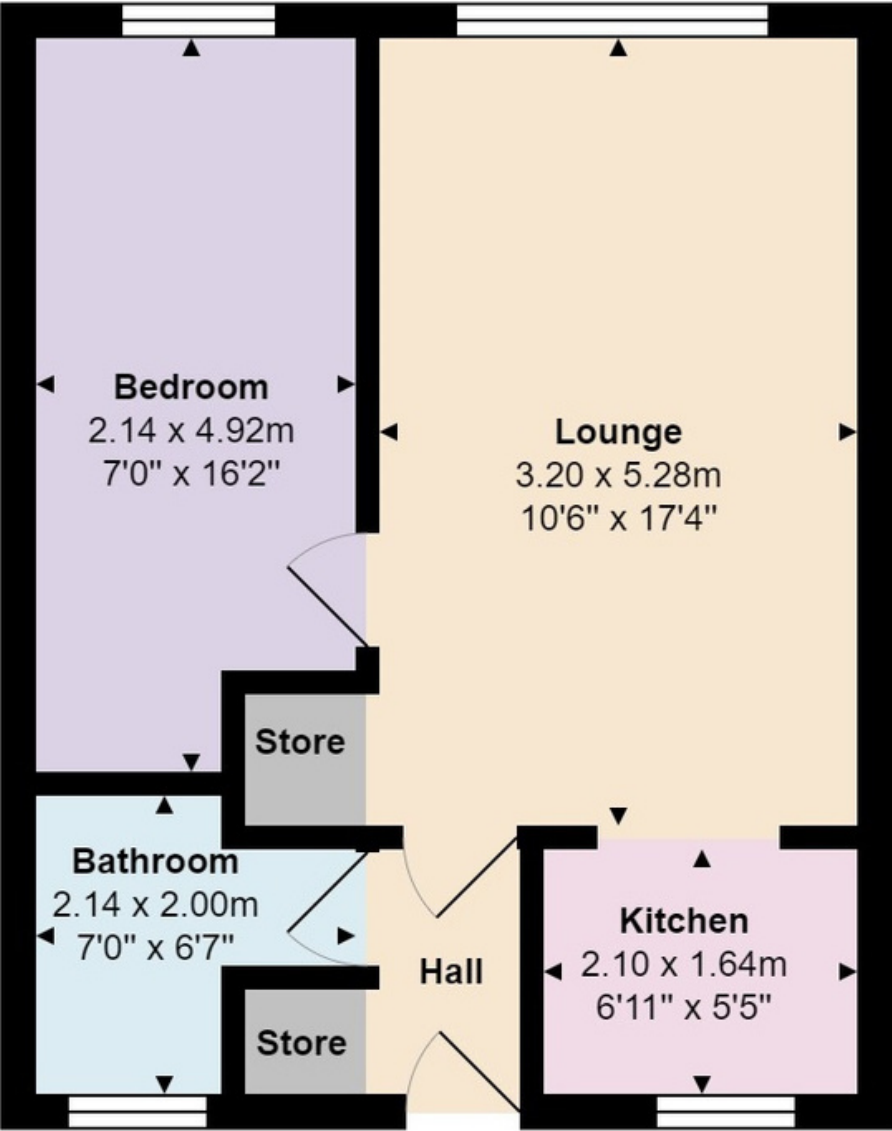


Total Area: 59.7 m² ... 643 ft²

All measurements are approximate and for display purposes only



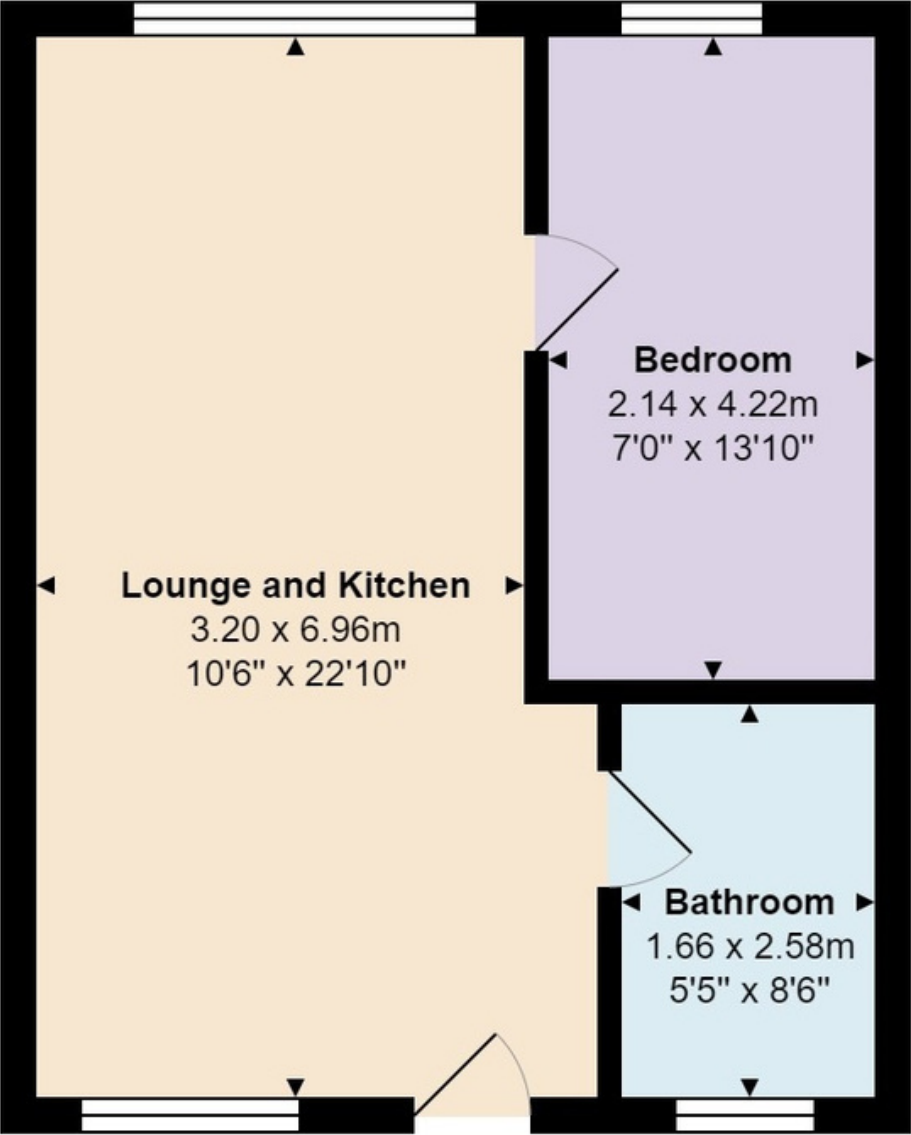
Flat 3, Rutherford Court, Valley Gardens, SW19 2NS



Total Area: 38.9 m² ... 419 ft²

All measurements are approximate and for display purposes only

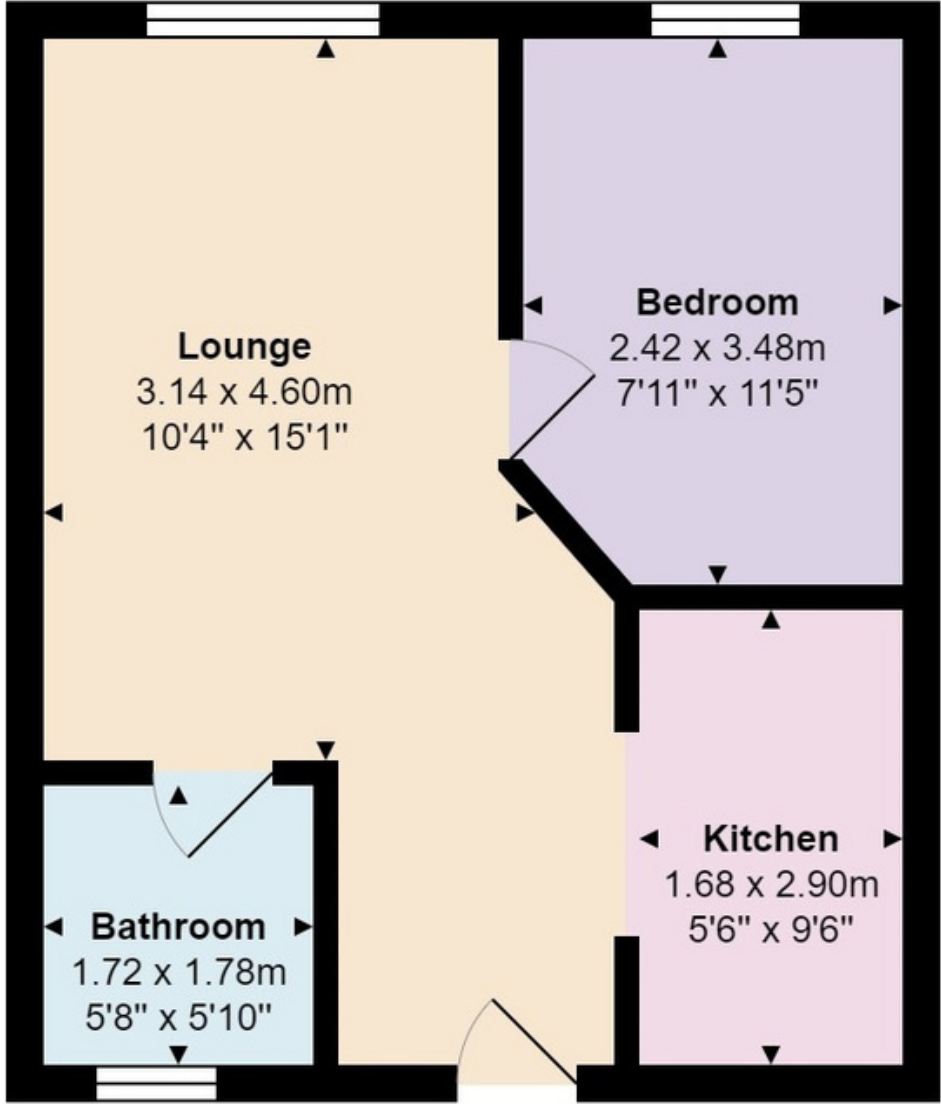
Flat 4, Rutherford Court, Valley Gardens, SW19 2NS



Total Area: 38.3 m² ... 412 ft²

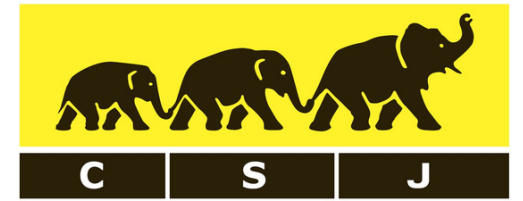
All measurements are approximate and for display purposes only

Flat 5, Rutherford Court, Valley Gardens, SW19 2NS

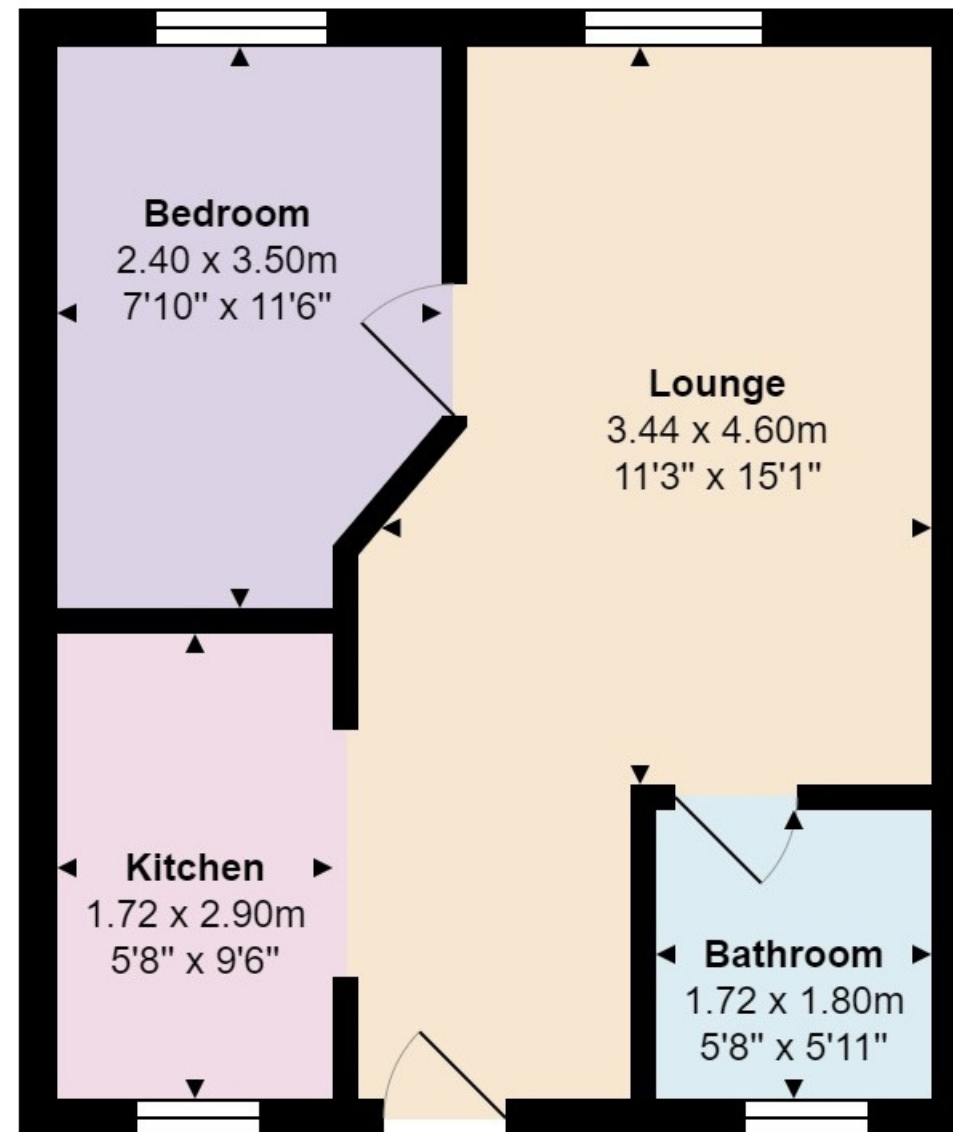


Total Area: 35.8 m² ... 386 ft²

All measurements are approximate and for display purposes only



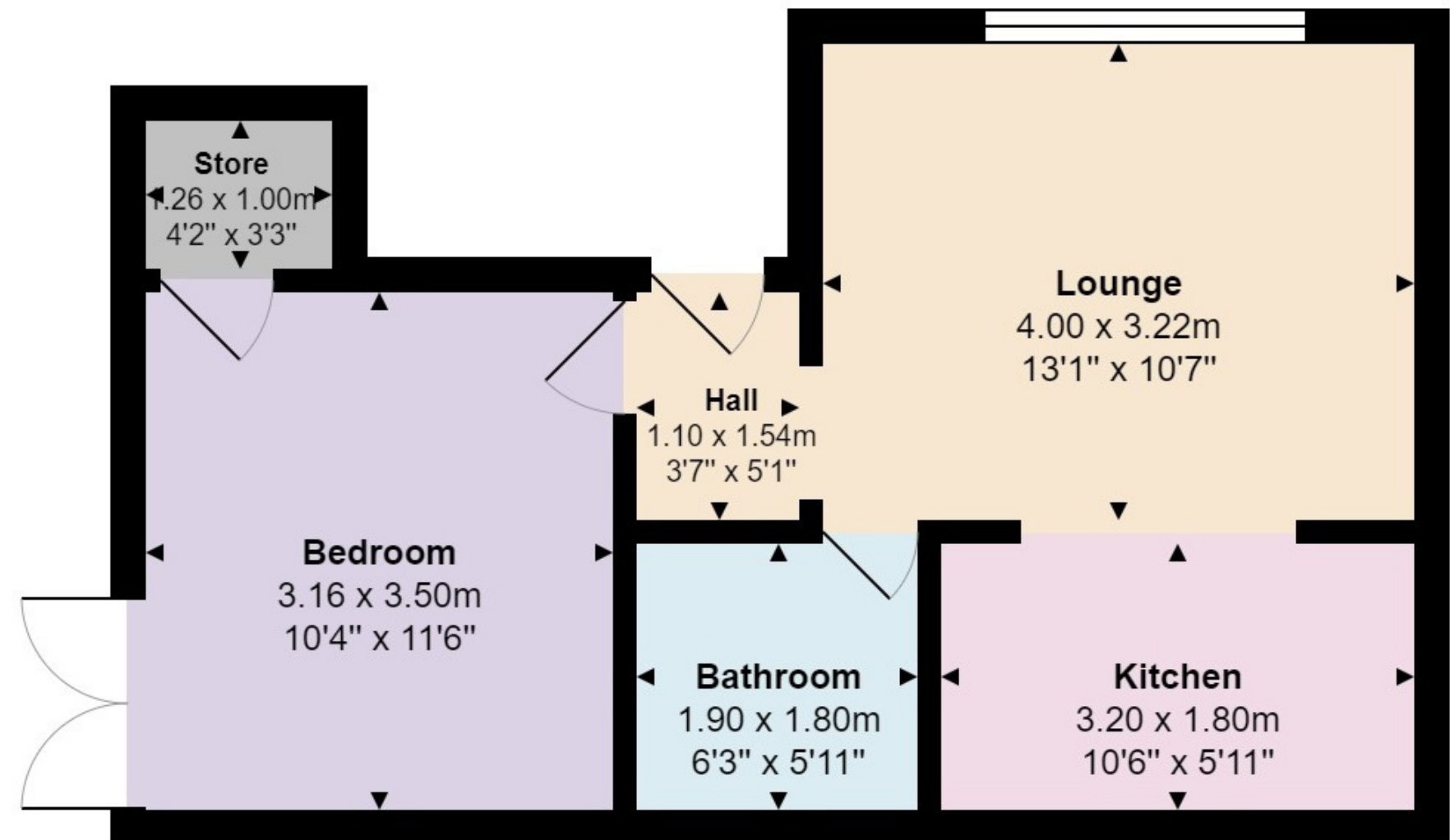
Flat 6, Rutherford Court, Valley Gardens, SW19 2NS



Total Area: 35.8 m² ... 386 ft²

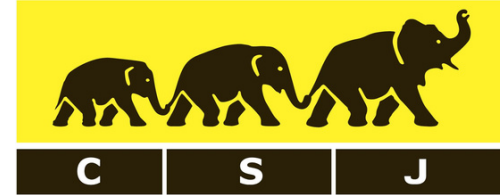
All measurements are approximate and for display purposes only

Flat 7, Rutherford Court, Valley Gardens, SW19 2NS

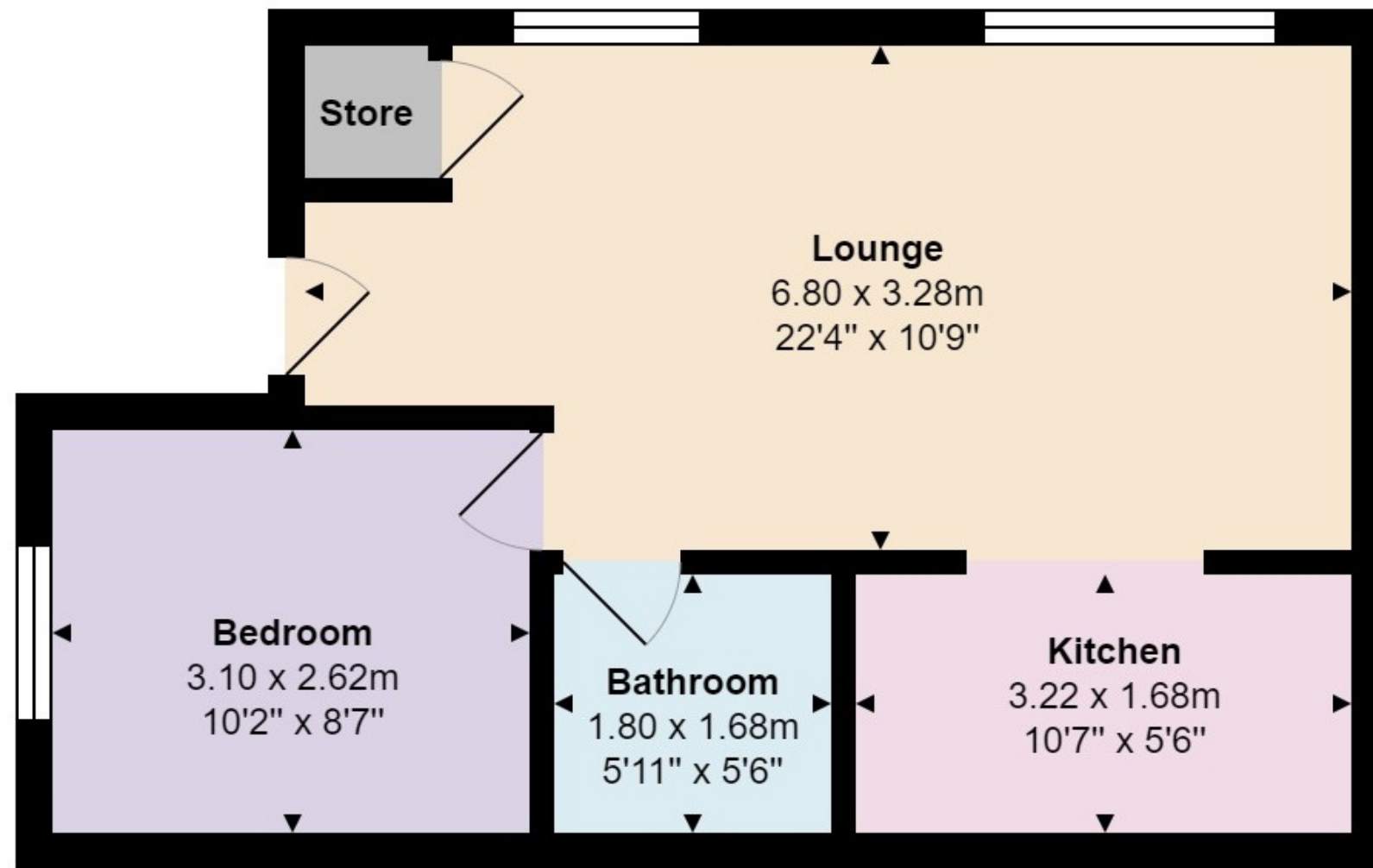


Total Area: 38.2 m² ... 411 ft²

All measurements are approximate and for display purposes only



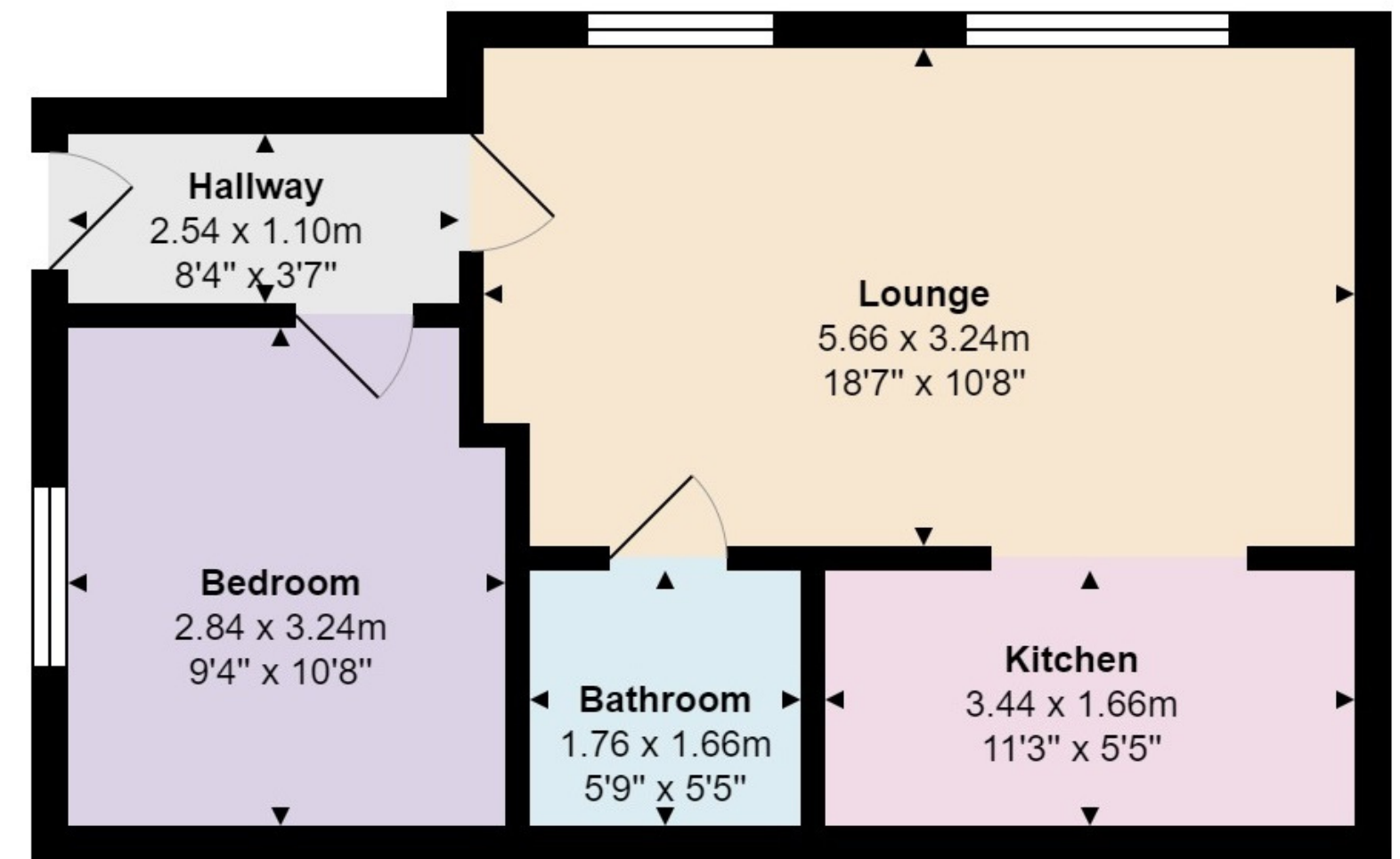
Flat 8, Rutherford Court, Valley Gardens, SW19 2NS



Total Area: 39.1 m² ... 421 ft²

All measurements are approximate and for display purposes only

Flat 9, Rutherford Court, Valley Gardens, SW19 2NS



Total Area: 40.8 m² ... 439 ft²

All measurements are approximate and for display purposes only

Flat 11, Rutherford Court, Valley Gardens, SW19 2NS

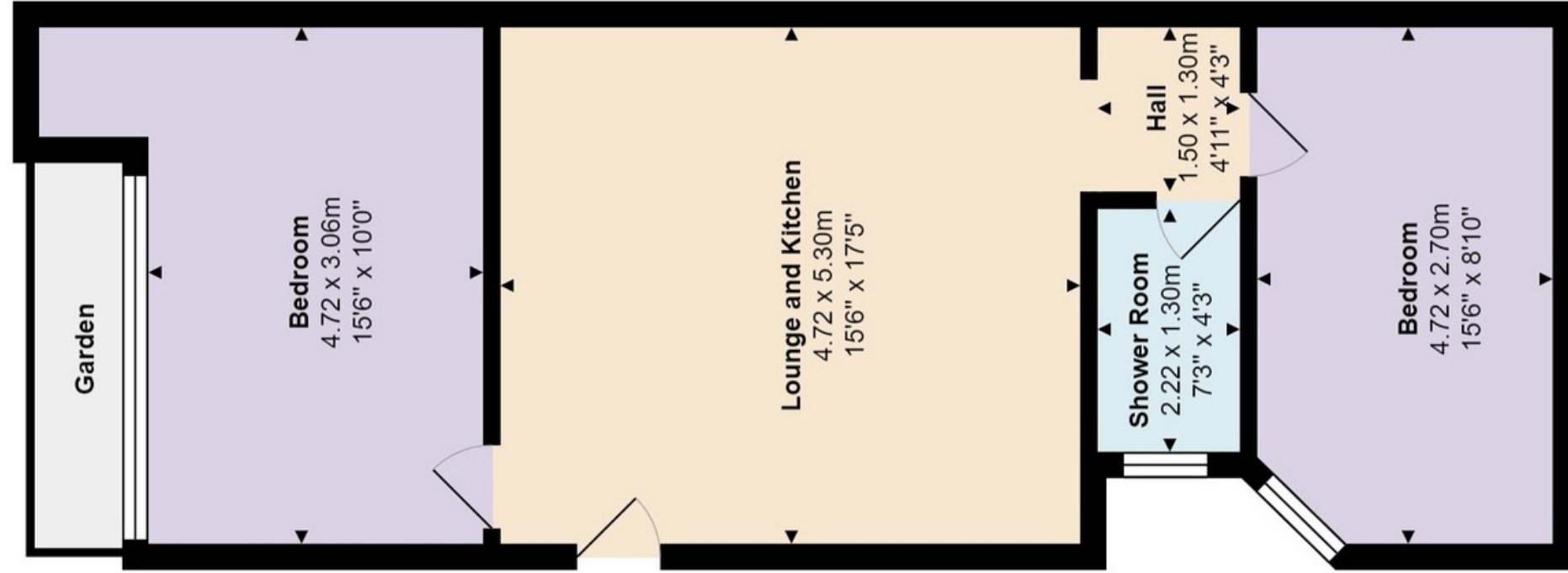


Total Area: 67.6 m² ... 727 ft² (excluding garden)

All measurements are approximate and for display purposes only

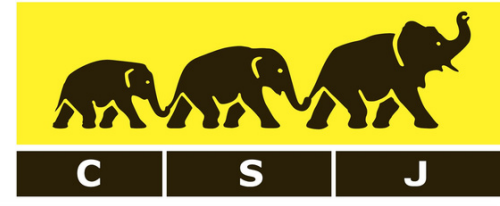


Flat 10, Rutherford Court, Valley Gardens, SW19 2NS



Total Area: 59.9 m² ... 645 ft² (excluding garden)

All measurements are approximate and for display purposes only



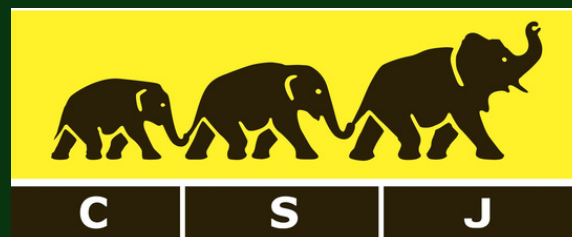
Guide Price £4,000,000

- Freehold
 - Block of 11 apartments
 - 8 x one bedroom & 3 x two bedroom
 - Flats 1 - 9 have leases - 10 & 11 currently being registered at LR
 - Producing £222,600 Per annum
 - Scope to increase rents
 - Potential for additional units STP
-
- DATA ROOM AVAILABLE ON REQUEST

Contact Sole Agents
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2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

